

Plans to build new council homes on land at the corner of Champion Hill/Denmark Hill

Proposals for new homes

The council has an ambitious target to build 11,000 new council homes by 2043, and in order to achieve that every available site needs to be actively explored. This site offers the opportunity to replace a small number of garages and ten bedsits, with 36 council homes at social rent, potentially transforming the lives of those who need them, and are currently on a waiting list of 11,000. The scheme will also offer local tenants the opportunity to move into brand new homes via the council's 50% local lettings policy.

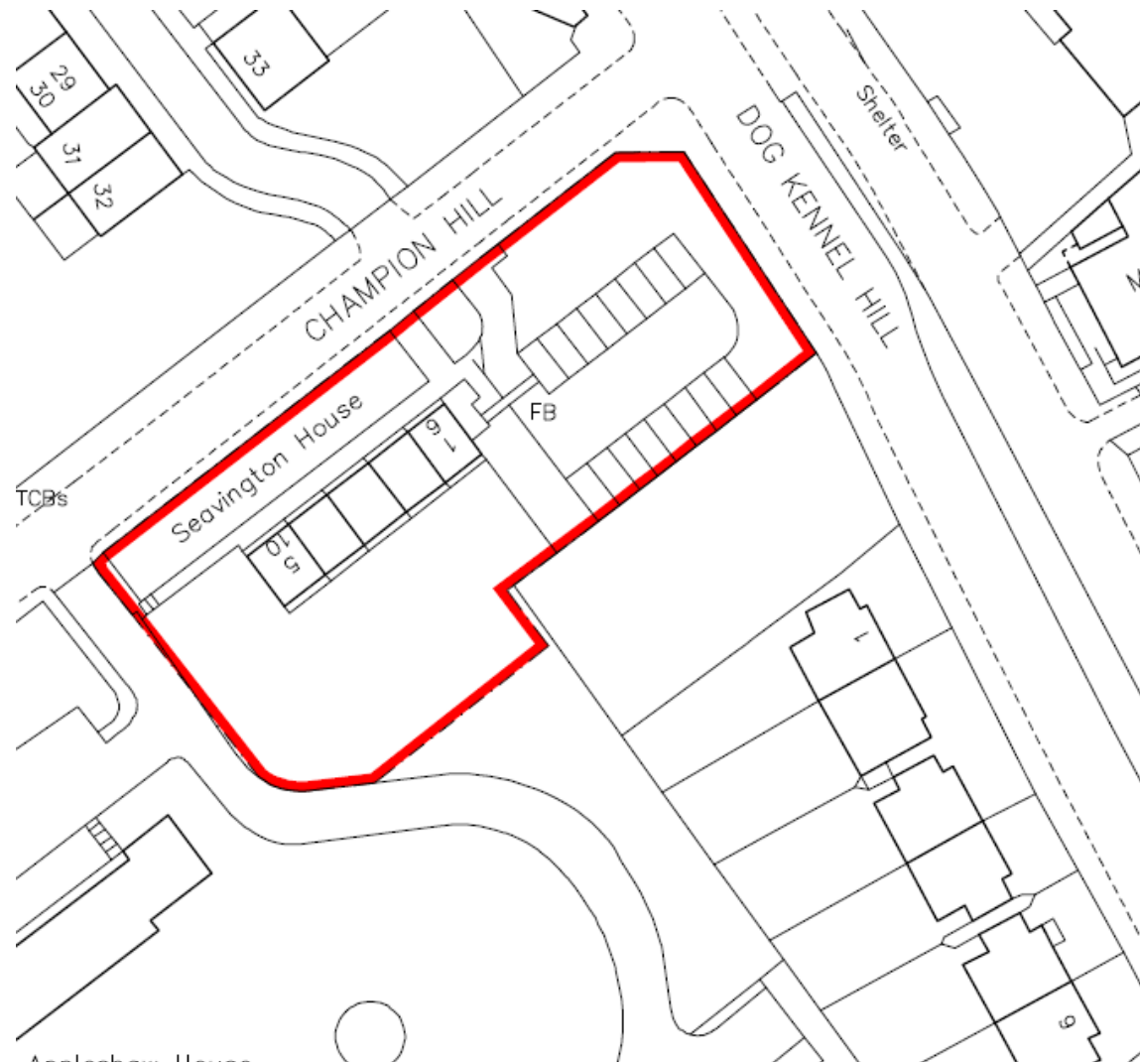
The council is proposing to redevelop the site with two blocks – Block A which is at the junction of Dog Kennel Hill and Champion Hill would be four storeys with a set back fifth floor, and block B which is on Champion Hill is five storeys. We are proposing 36 social rented units which include a mix of 1 beds, 2, beds and 3 beds. A new communal landscaped area with play equipment and an ecohub for children will be created and the buildings, as can be seen from the images below, will be built to the highest standards with appealing architecture that fits the local surrounding area.

Existing Site

The existing site is a part of Champion Hill Estate and has 16 garages sunken into the ground, which are accessed from a road leading off Champion Hill. All the garages are being used by residents living in the area or in the borough who have been contacted by the council about its plans to redevelop the site with brand new council housing. If the scheme is granted planning permission, the current garage users will be helped to find alternative garages. On the site there is also a two storey block of 10 bedsits owned by the council – five bedsits on each floor. The block of council bedsits is set back from Champion Hill to the north, with a footpath running along the front of the building next to a grassed area that is set back from the road. All of the council tenants living in the bedsits have been offered larger one bedroom flats within the borough. Subject to the scheme being granted planning permission, residents have the opportunity to move back into the new development.

This site has been identified because it is underdeveloped, and the council can provide better quality accommodation to more residents in housing need of social housing.

Site boundary



View from the junction at Dog Kennel Hill & Champion Hill



View along Champion Hill



Consultation

The project design team started consulting with local residents, and key stakeholders in September 2016. Over the past nine months we have held two drop in sessions, and project group meetings to discuss the scheme proposal, listen to residents' comments and provide feedback on concerns raised. The dates of the consultation events are below:

Community Consultation Drop-In Meeting – 22nd September 2016

This was an initial open meeting intended to gauge the level of community interest in the proposals and to try and identify individuals interested in joining the ongoing Project Group. Twelve people attended on the evening spread over a 3-hour period. Residents who attended the consultation event completed questionnaires. The forms were analysed and one of the key points was that the majority of residents were in support of the site being redeveloped.

Weston Williams Architects presented two A1 display boards covering the following topics:

- Location – the site in its context. Notable existing features to be retained.
- Site History – a look at the development of the existing area and the diversity of typologies across the site
- Existing Site - site analysis and site photos looking at key opportunities and constraints

In addition a sketch massing model was presented showing the existing conditions of the site.

The following is a summary of the verbal feedback received at the meeting:

1. The site as a development area was well received. People felt the existing building (Seavington House) was not visually pleasing and could do with a nicer development.
2. There were queries about the height of the building that might be proposed.
3. There was a desire for the new proposal to be set back from the pavement edge and to keep the tree lined nature of the site along Champion Hill. This would also help with safety as there was a general concern about safety at the busy junction at Champion Hill and Dog Kennel Hill.
4. There were some concerns about the loss of the open green space and the loss of the openness of the site currently.

Project group meetings & consultation dates

The project group meetings were attended by council representatives the architects and local residents who expressed an interest to join the project group. There were four project group meetings, and we agreed each meeting would be two hours. The first meeting was chaired by Lockhart Murdoch, acting as an independent 'Tenants' Friend' on behalf of Southwark to explain the purpose of the project group meeting and explain the planning process. There were also two drop-in consultation events held. The meetings and drop-in consultation events gave residents an opportunity to see how the proposals were developing, ask questions about the scheme so that the project team could provide feedback. Dates of the project group meetings and consultation events are below:

- Project Group Meeting 1– 23rd November 2016 - Alb
- Project Group Meeting 2 – 18th January 2017
- Drop in Consultation – 6th March 2017
- Project Group Meeting 3- 19th July 2017
- Final Consultation 29 September 2017

Key concerns during the consultation process	Feedback Response
Residents raised concerns about the height of the building being five storeys.	The project team discussed residents concerns and examined building heights in the surrounding area which range between 3-6 storeys. The proposed height of 5 storeys is considered acceptable because the developments in closest proximity to the proposal site set a precedent for buildings at this height. The fifth floor of the block closest to the street has been set back, in order reduce the impact of the mass when viewed from the street.
Concerns about the distance between the Seavington House development and the proposed development at 1A Dog Kennel Hill, and the effect on the privacy and daylight of the adjacent proposed scheme.	The distance between block A and the consented scheme to the south is 12m which complies with planning policy in terms of overlooking and privacy. The south elevation will have frosted windows to avoid overlooking. Daylight and sunlight assessments have been carried out and confirm that the proposal is respectful of its neighbours' access to daylight and sunlight

	and meets all of the required guidelines.
Loss of Tree lined avenue along Champion Hill	The proposal maintains most of the significant trees along Champion Hill. Some trees will be removed to enable the construction of the development. New trees will be planted within the site boundary so that overall there will not be a net loss of trees.
The width of the pavement is too narrow / concern about safety at junction of Dog Kennel Hill and Champion Hill	The existing footway on Champion Hill is 1.7metres and it is proposed to widen the footway to 2metres by taking extra land from the development site. The boundary wall to site has been kept low, and the ground floor homes have been set back from the pavement on Champion Hill, which will maintain a sense of openness at street level, and will maintain visibility at the junction from Champion Hill to Dog Kennel Hill.
Car free development	The council's planning policy encourages car-free development, for a range of reasons including air quality and congestion. Dog Kennel Hill is a highly accessible area with numerous bus stops, and close proximity to both East Dulwich and Denmark Hill mainline train stations. Residents are made aware prior to signing a tenancy agreement they are not eligible for a parking permit/ parking in the area.
Servicing and delivery arrangements need to be designed to ensure residents/ school children/ pedestrians are safe.	The scheme has been subject to separate discussions with the Highways Team to ensure pedestrians are safe and to ensure the stability of traffic flow on Champion Hill.

Next Steps

The council expects to submit its planning application in early November. Once the planning application form has been submitted it will be checked to ensure that all the required documentation has been provided. This is known as the 'validation' process.

Once validated, the application will be allocated to a case officer. The consultation process then starts, allowing at least 21 days for responses. Consultation is carried out using one or more of the following methods:

- individual letters to neighbours who live near the site
- a site notice (usually attached to a lamppost or other fixture near site)
- press adverts (Southwark News)

All applications can be viewed and tracked within the planning register <http://www.southwark.gov.uk/planning-and-building-control>

When the consultation period ends, the case officer will complete a full assessment of the proposed development and agree the appropriate decision level for the application. Planning applications have to be decided in line with the council's development plan – unless there is a very good reason not to do so.

Major applications, such as this one, usually take up to 13 weeks or longer before a decision is reached. Decisions on planning applications are made either under delegated powers or by the planning committee or sub-committee made up of elected members (councillors) depending on the size of the development or a 'call-in' from members. If the application does go to a planning committee meeting, this will be open to the general public. The applicant and a representative of objectors and supporters are allowed to address the meetings. Councillors will discuss the application and then vote to grant or refuse planning permission.

To find out more information about the proposals please contact:

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